

DIT:Planning Reform Submissions

From: cynthia millar [REDACTED]
Sent: Monday, 14 December 2020 1:37 PM
To: DIT:Planning Reform Submissions
Subject: draft Phase Three (Urban Areas) Planning and Design Code (Code) - feedback

To whom it may concern,

Please find my feedback on draft Phase Three (Urban Areas) Planning and Design Code (Code), below.

I am submitting them as an individual.

My concerns relate to information that I have seen written in public fora.

- 1) **All of Burnside should be included in the Suburban Neighbourhood Zone**, which broadly retains the existing development rules for Burnside, rather than the General Neighbourhood Zone.
- 2) **Current minimum block size of 450m² should be retained over the grossly inadequate 200m² for terraced or row dwellings and 300m² for detached and semi-detached dwellings.** Old homes are being demolished, blocks are clear-felled to remove all existing trees and developers cram in as many dwellings as they can.
- 3) **Current minimum open space requirements for a block should also be retained.** Once beautiful suburbs are being turned into an urban wasteland, with no room for trees or even backyards. Permeable surfaces are needed to absorb stormwater and disperse heat.
- 4) **Existing trees on blocks should be retained where possible.** There have been too many instances where people move into an existing property with healthy, well-established trees, only for the occupants to subsequently argue that the trees are dangerous and must be removed - changing the character of the neighbourhood.
- 5) **Public notification must be mandatory.** The Code should include mandatory notification for all development that increases development intensity, including additional dwellings on the site, two storey development, earthworks where a new dwelling is located 600mm above ground level, and change of use from residential to non-residential.
- 6) **Retain City of Burnside's policy with respect to notification of neighbours and the public.** People impacted by new development must be provided with the opportunity to voice their concerns given the proposed changes to existing local development plans. Public consultation should be the norm even for those developments 'deemed to satisfy'.

7) **Retain City of Burnside's setback areas for upper and lower levels.** The proposed codes will severely impact amenity and privacy. One can only imagine that complaints about noise from neighbouring properties will increase.

8) **Overlooking and overshadowing must be minimised regardless of block size.** This can be attained by retaining The City of Burnside's current setback areas, and minimum block sizes. Two storey developments can intrude on a neighbour's privacy through overlooking (particularly what were previously private recreation areas, such as grassed play areas or backyard pools, where children/adults expecting privacy may not be fully clothed). In addition, two storey developments have the potential to render existing roof solar panels less efficient because of overshadowing, causing additional costs to the current resident.

9) **Restrict demolition of heritage buildings.** Heritage buildings should be retained where possible. Do not reward owners of heritage properties by allowing them to neglect a property and then claim that it is "beyond reasonable repair". This encourages owners to withhold repairs and maintenance so that they can then demolish the property and maximise their investment at the cost of local heritage.

Yours sincerely,
Cynthia

14/12/2020

Submitted by:
Cynthia Millar



cc'ed to Vickie Chapman and Helga Lemon